



## Delph Street, Milnrow, Rochdale, OL16 3LE

- WELL MAINTAINED STONE TERRACE
- CENTRAL VILLAGE LOCATION
- LOUNGE KITCHEN BATHROOM
- EPC RATING D
- COUNCIL TAX BAND A
- GARDEN TO THE REAR
- TWO BEDROOMS
- SOLD WITH NO CHAIN
- LEASEHOLD

**£142,000**





# Delph Street, Milnrow, Rochdale, OL16 3LE

## DESCRIPTION

Hunters are pleased to offer to the market this well presented mid stone terraced property. Ideal for buyers looking to get on the property ladder or for a buy-to-let investment, or those wishing to downsize. Located within a short walk of Milnrow Village Centre with all its local amenities on offer including shops, schools and close to transport links via the Metrolink and M62 motorway for easy access into Manchester City Centre. Internally the accommodation comprises of a lounge, modern fitted kitchen, first floor landing, two bedrooms and a three-piece bathroom suite. Externally there is a garden to the rear and on street parking to the front. Gas central heating and double glazing throughout. Early viewing is very highly recommended. **SOLD WITH NO CHAIN.**

### Lounge

13'10" x 13'8"

Spacious light and welcoming living room with a feature gas fire place, creating a lovely focal point to the room.

### Kitchen

8'8" x 13'8"

Modern range of base and wall units with a built-in oven and gas hob, space and plumbing for a washing machine and fridge freezer. Window and an external door leads out to the rear.

### Landing

### Bedroom 1

12'0" x 13'8"

Large double bedroom with a front aspect window.

### Bedroom 2

10'6" x 8'3"

Second bedroom that overlooks the rear garden.

### Bathroom

6'2" x 5'7"

Three-piece suite comprising low level WC, pedestal wash hand basin and bath with a shower over.

### External

On street parking with a garden to the rear.

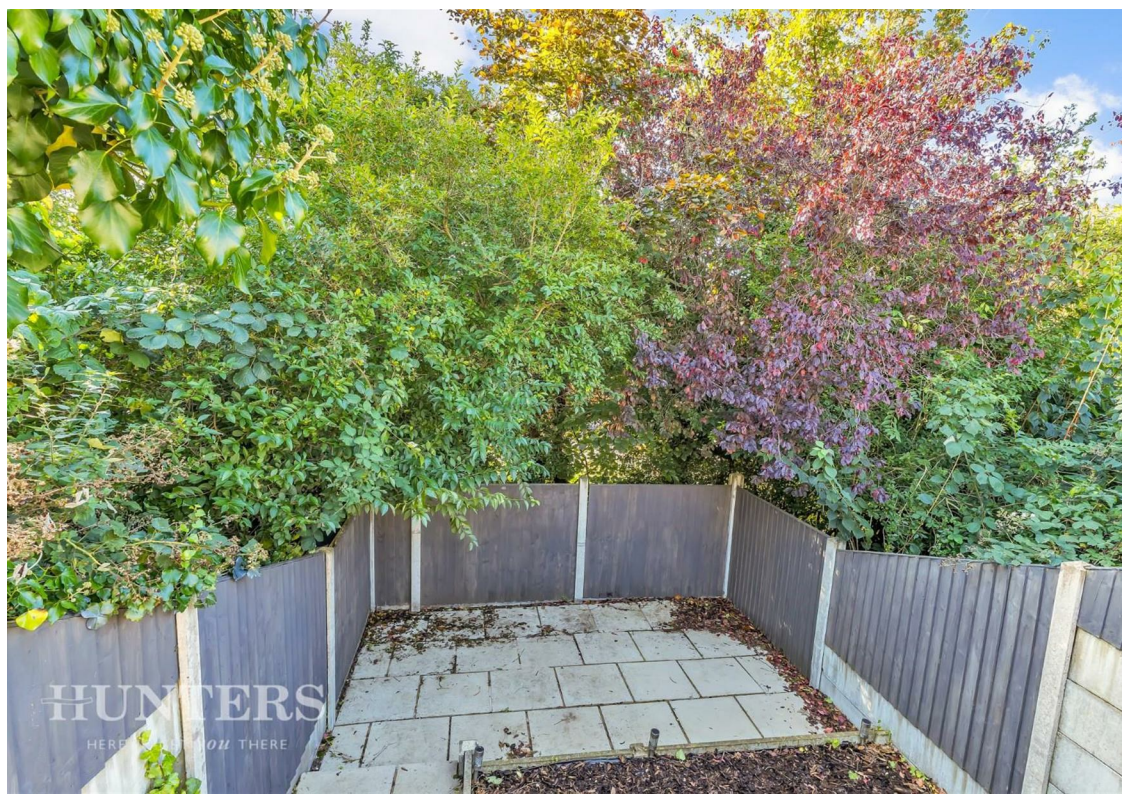
### Material Information - Littleborough

Tenure Type; LEASEHOLD  
Leasehold Years remaining on lease;  
868

Leasehold Annual Ground Rent  
Amount £1.11s.6d  
Council Tax Banding; ROCHDALE  
COUNCIL BAND A



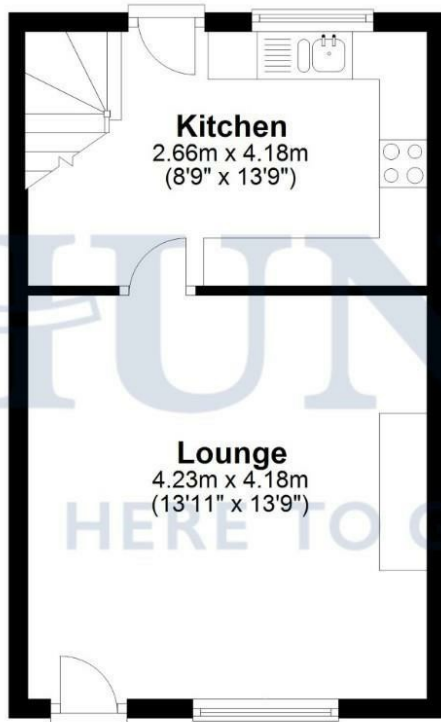






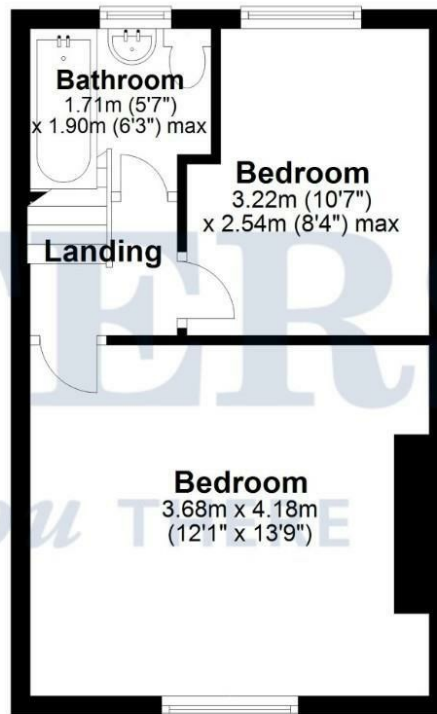
## Ground Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



## First Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



**Total area: approx. 58.5 sq. metres (630.1 sq. feet)**

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters Littleborough

Plan produced using PlanUp.

### Viewings

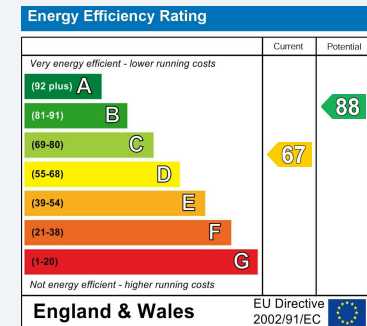
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

